

**MINUTES OF THE SPECIAL BOARD MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF BARRINGTON  
AUGUST 28, 2003**

It was announced that this was a joint meeting of the Corporate Authorities of the Village of Barrington and the Village of Barrington Hills. These minutes reflect discussions which occurred during the joint meeting as well as the actions taken by the President and Board of Trustees of the Village of Barrington. Except for the discussions, no joint actions were taken at the meeting by the Corporate Authorities of the Villages of Barrington and Barrington Hills.

**CALL TO ORDER**

The meeting was called to order by President Reagle at 7:13 p.m. at the Village of Barrington in the Village Board Room, 200 South Hough Street, Barrington, Illinois.

**APPOINTMENT OF RECORDING SECRETARY**

President Reagle announced the appointment of Denise Pieroni, Deputy Village Manager, as recording secretary.

**ROLL CALL**

Upon roll being called the following answered present: Trustees Karen Darch, Jack Schaefer, Beth Raseman, Jeanne Yeagley, Paul Hunt, Jim Daluga and President Marshall Reagle. Also present were: Village Manager Curt Allison, Deputy Village Manager Denise Pieroni, Village Attorney Ed Springer, Building and Planning Director Jim Wallace and Senior Planner Keith Sbiral. Representatives from the Village of Barrington Hills included President James Kempe, Trustees Robert Abboud, Jr., Theodore Horne, Julie McKeivitt, Daria Sapp and Walter E. Smithe, Village Clerk Marla Russo, Attorney Douglas Wambach and Director of Administration Robert Kosin.

**PROOF OF NOTICE OF SPECIAL MEETING**

Presented for the record was the proof of notice of this special meeting of the Corporate Authorities.

**DISCUSSION RE: BOUNDARY AGREEMENT BETWEEN THE VILLAGE OF BARRINGTON AND THE VILLAGE OF BARRINGTON HILLS (Agenda Item III) and DISCUSSION RE: BOUNDARY AGREEMENT PERTAINING TO WAMBERG FAMILY LIMITED PARTNERSHIP DEVELOPMENT PLAN (Agenda Item IV).**

Prior to the commencement of this discussion, Barrington Hills Village President James Kempe announced that the attorney for Barrington Hills, Mr. Douglas Wambach, would be speaking on behalf of the President and Board of the Village of Barrington Hills.

Jim Wallace made a presentation on behalf of the Village of Barrington. He summarized the documents presented which included a Memorandum from Jim Wallace to President Reagle and Board of Trustees dated August 22, 2003 regarding the Draft Barrington/Barrington Hills Boundary Agreement; Revised Exhibit 1 Documents (Barrington/Barrington Hills Boundary Agreement); a letter from Douglas Wambach, attorney for Village of Barrington Hills, commenting on the draft of the intergovernmental Jurisdictional Boundary Agreement; Memorandum from Jim Wallace and Keith Sbiral to President Reagle and the Board of Trustees dated August 22, 2003 regarding Wamberg Issues; and a Memorandum from the Wamberg Family Limited Partnership dated August 27, 2003 regarding the proposed agreements with the Village of Barrington Hills.

The Revised Exhibits were then reviewed by Mr. Wallace.

Trustee Yeagley expressed concern with regard to the change in the Exhibit on page 4 of the Jurisdictional Boundary Agreement relating to the Quaker Oats property. Attorney Wambach responded to the concerns.

Trustee Darch questioned the change proposed by the Village of Barrington Hills in that section of the agreement relating to water and sewer and requested clarification as to whether this was a change in the Village of Barrington Hills position relative to water and sewer extensions. Attorney Wambach commented that it was not really a change in their position but rather was suggested in order to provide some flexibility to address unique circumstances that may arise during the 20-year effective period of the agreement.

Trustee Hunt raised a question relative to a specific property along Barrington Road. It was agreed that for the 20 year period covered by this agreement that the property in question would be required to annex to the Village of Barrington Hills if that property owner wished to pursue annexation.

President Reagle recommended that they move forward and address the Wamberg property. President Reagle expressed Barrington's concern regarding the traffic that would be generated by the development of Lot 5.

Attorney Wambach summarized actions taken by the Village of Barrington Hills to date. He noted that the Barrington Hills Plan Commission was concerned with the impact of this development on the residential properties within the corporate limits of their Village. He noted that the developer was agreeable to locking in development limits. A majority of the Barrington Hills Village Board would approve the petitions subject to the Boundary Agreement, the establishment of the conservation easement and agreement on the limits of development of lots 1, 2, 3, 4, and 5. Attorney Wambach and Robert Kosin both represented that no other business areas were contemplated at this time. Trustee Raseman asked for clarification as why Barrington Hills is supporting this change which significantly increases the amount of commercially zoned property. Attorney Wambach noted that the development issues were not considered by their Zoning Board.

Trustee Darch commented on the memorandum from the Wamberg Family Limited Partnership dated August 27, 2003. Both Senior Planner Keith Sbiral and Bob Best, attorney for the Wamberg's, then responded.

Trustee Darch expressed concern regarding the traffic issues. Attorney Wambach did not feel that the Barrington Hills Board would object to the restrictions outlined by the Wamberg's.

Trustee Schaefer commented on the concerns raised at the last meeting regarding traffic and the impact of this development would have on traffic in the residential areas.

Trustee Yeagley commented on Barrington Hills President Jim Kempe's comments to her regarding the La Salle factors and the legal implications of the application of these factors. Trustee Raseman stated that the division proposed at the last joint meeting would address this issue in that Lot 5 would be annexed to Barrington and would be zoned commercial and that property closer to the residential properties along Hart Road would be zoned residential.

Trustee Darch recommended that the traffic improvements at Hart Road and Route 14 be tied to Lot 5 and that the amount of the contribution be increased. Relative to proposed improvements at the Hart Road and Route 14 intersection, Trustee Hunt recommended changes in the response forwarded by the Developer so that any grants would reduce the cost to the developer only after the Village was reimbursed for any costs it incurred relative to these improvements.

Trustee Daluga raised a question as to whether restrictive covenants that may be agreed upon by all parties have been overturned. Attorney Wambach commented that it could possibly be challenged and that he and Attorney Springer would try to draft it in a way to reduce the risk.

Trustee Schaefer raised a question regarding the effect of the development upon police and fire services. Village Manager Curt Allison indicated that he did not feel that the providing of police and fire services would be an issue.

Trustee Yeagley asked whether the residents living in the Oakdene area had contacted anyone regarding the development. Attorney Wambach commented that these residents did have concerns regarding traffic. Ted and Shelly Singer residents from the Oakdene area then addressed the Boards relative to these concerns. They noted that traffic is a major problem.

Trustee McKevitt and Trustee Abboud, Jr. both indicated that they had been contacted by Oakdene residents.

At the request of Barrington Hills a recess was called. Upon the resumption of the meeting it was noted for the record that the elected officials from the Villages of Barrington and Barrington Hills who were present prior to the recess were in attendance after the recess.

Attorney Wambach indicated that the residents are concerned regarding traffic. He indicated that they hoped that the developer would consider expediting the connection to new Hart Road. Attorney Bob Best commented on the traffic studies. Attorney Wambach asked that Attorney Best comment on the specific improvements being proposed. Attorney Best summarized the proposed traffic improvements which are to include: deceleration lanes on both Main Street and Hart Road; extension of the southbound left turn lane on Hart Road; signal phasing changes at Dundee and Main, Hart and Main, and Hart and Route 14, and installation of a dedicated green arrow on Hart at its intersection with Route 14. The timing of the construction of the Flint creek crossing would be reviewed with each building and based on traffic studies would be constructed in conjunction with the construction of the second or third building.

President Reagle summarized the issues relative to Lot 5 and traffic. Trustee Raseman commented that density limits on Lot 5 and a contribution to offset cost of plowing of Hart Road also need to be included.

Trustee Schaefer commented that the Barrington Board needs to further discuss these issues before they can move forward.

Village Manager Curt Allison commented that the Board needs to reach agreement on: density of Lots 1-4; a floor area ratio (FAR) for Lot 5; if utilities were to be provided to Lot 5, the access fee and rates to be charged and whether to provide these water and sewer services subject to a cap on the maximum density of development on this lot; traffic improvements; and conservation easements and detention areas supported by a ghost special service area.

Members of the Corporate Authorities of the Village of Barrington then presented their respective positions. President Reagle stated that he supported the staff's recommendations relative to square footage for lots 1 – 4 (132,000 square feet) and traffic improvements, with the understanding that water and sewer would not be provided to Lot 5 if traffic improvements are not completed. Trustee Darch indicated her support for the staff's recommendations relative to square footages. Trustee Schaefer stated that he was still uncomfortable with the delay in the improvements to the Route 14 and Hart Road intersection. Trustee Raseman indicated that she shares Trustee Schaefer's concern regarding the traffic and delay in the improvements at the intersection at Route 14 and Hart. Trustee Yeagley stated that she supported the addressing of all traffic issues upfront. She also noted her supports for the staff's recommendations relative to square footages noting that it keeps the densities a little bit lower. She also wanted to make sure that storm water is addressed. Trustee Hunt stated that he supported the staff's recommendation on square footage and a limitation on the density of Lot 5 (approximately 80,000 square

feet). Trustee Daluga stated he supported the 132,000 square feet on Lots 1-4 and 100,000 square feet on Lot 5. With regard to traffic improvements at the intersection of Hart Road and Route 14, he suggested an up-front contribution of \$400,000 or if paid later with the development of Lot 5 then the amount should be closer to \$600,000.

Members of the Corporate Authorities of Barrington Hills then commented on their position. Trustees Smithe, McKeivitt and Sapp stated that traffic and density needs to be addressed. It was noted that the plan is flawed from the perspective of Barrington Hills. Restricting access onto Lake Cook was also recommended. Trustee Horne commented that this was a mundane development proposal and should be allowed to proceed as proposed.

The conclusion of that portion of the meeting at which joint discussions by and between the Corporate Authorities of both the Village of Barrington and the Village of Barrington Hills had been held was announced. Representatives of the Village of Barrington Hills then left the Board Room following which Barrington Village President Marshal Reagle proceeded with the remaining items included on the Agenda.

**CONSIDERATION RE: MOTION TO ADJOURN TO CLOSED SESSION (PERSONNEL (5ILCS 120/2 (C)(1), LITIGATION (5ILCS 120/2 (C)(11), LAND ACQUISITION (5ILCS 120/2 (C)(5), COLLECTIVE NEGOTIATING MATTERS 95 ILCS 120/2 (C)(2))(Agenda Item V).**

A motion was duly made by Trustee Yeagley and seconded by Trustee Hunt to adjourn to closed session for the purpose of personnel 5ILCS 120/2 (c) (1) and Litigation (5ILCS 120/2 (c) (11).

**ROLL CALL:** Trustee Darch, aye; Trustee Schaefer, aye; Trustee Raseman, aye; Trustee Yeagley, aye; Trustee Hunt, aye; and Trustee Daluga, aye. President Reagle declared the motion passed.

The Corporate Authorities of the Village of Barrington went into closed session at approximately 9:30 p.m. At the end of the closed session, it was noted that all of the elected officials of the Village of Barrington who were present prior to the Closed Session were again present.

## **ADJOURNMENT**

**MOTION:** A motion was duly made by Trustee Raseman and seconded by Trustee Daluga to adjourn the meeting.

A voice vote was then called following which President Reagle declared the motion to adjourn had been unanimously adopted and the meeting was adjourned at 10:46 p.m.

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Denise M. Pieroni, Deputy Village Manager  
Recording Secretary